

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
December 16, 2015

The meeting was called to order by President Oates at 8:32 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the role.

Present: Peter Gray, Patrick Hein, Johari Miller-Wilson, Larry Oates, Bob Schauer, Steve Curtis

Absent: Brian Bittner

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the November 18, 2015 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director David Buck updated the Commission on the following projects:

- Cumberland Ave., Phase 3 – Wrapping up final construction records and final change orders.
- Northwestern Ave., Phase 4 – Wrapping up final construction records and final change orders.
- Happy Hollow – Paving on the east side of the road is complete between Catherwood Dr. and Hollowood Dr. Guardrail installation is underway along the east curb line. Southbound traffic will shift onto the new pavement on or after December 21, 2015. Still working with Indiana American Water to resolve water line conflicts in order to allow storm sewer construction to progress north of Hollowood Dr.

Director of Development Chandler Poole updated the Commission on the following projects:

- IMI Building –Work is progressing.
- Rolls Royce is working on getting financing secured for their building in the new Tech Park. Plans will come to engineering in early spring.

- Hampton Inn is moving forward.
- Redevelopment Association of Indiana meeting was this week and TIF is going to be a high topic of discussion at the legislature.

Other

There was no further old business.

New Business:

Review of Financial Schedules

No comments regarding the December financial schedules.

Treasurer Rhodes stated that that 2016 RDC Spending Plan was provided to and reviewed by the Common Council. There were a couple of comments/concerns expressed by Council members.

Joint Board Update

Public Works Director Dave Buck updated the Commission regarding the Joint Board. The Joint Board met twice last week to take care of business regarding the State Street Project. They passed Resolution 15-03 which updates the Project Development Agreement and the Short Term Credit Facility Agreement as well as endorses the Long Term Credit Facility. They also approved Procedures 15-01 and 15-02. The procedures adopted are to provide the Board guidance for paying pre-development expenses and indirect expenses related to the State Street Project. A cost to date summary of the pre-development expenses and indirect expenses was provided to the Commission.

Treasurer Rhodes stated that the Joint Board provided the invoice documents as they understood to be in Procedure 15-01 for pre-development expenses. The documents provided were the invoice tracking sheets from the Joint Board and the cover pages for the invoice. As dispersing officer, Treasurer Rhodes did not receive the complete invoices. A request for the complete invoices was answered by Eric Burns stating that the invoice detail is not available, but protected as trade secrets. For the record, Treasurer Rhodes stated this assertion is very broad and difficult to reconcile with most of the content of these invoices. She suggests that rather than declaring all such documents secret arrangements should be made for the dispersing officer, in conjunction with legal counsel, to be able to look through the invoices. These invoices are not just itemization of professional services, but they are requests for reimbursement of expenses. The disbursement or approval of public funds depends on an itemized invoice. Treasurer Rhodes suggests that confidentiality arrangements be worked out between the appropriate legal counsel and the dispersing officer to enable some kind of review to occur. Treasurer Rhodes cautioned the board about establishing a precedent that all invoices now are declared non-disclosable due to trade secrets. She did have the opportunity to see one legal invoice at one point and there were no trade secrets in that invoice.

City attorney, Eric Burns commented regarding Treasurer Rhodes comments/concerns. The basis for the non-disclosure is based on the fact that the providers (Barnes & Thornburg and KPMG) declared the trade secret. This is not based on any decision or pronouncement made by Mr. Burns. The other basis of the non-disclosure is attorney-client privilege which is important since the process is still ongoing. There are proposers who are out there who could possibly see what exactly is going on between the Joint Board and their counsel in the detailed billings that is provided by the law firm. The Clerk/Treasurer brings up a good point about how broad this scope is. The reimbursements should be in front of the dispersing officers and he believes there are other items that can be brought out so that the non-disclosure broadness is narrowed down. Mr. Burns will work with Ms. Rhodes and Barnes & Thornburg to accomplish that.

President Oates questioned whether or not the Clerk/Treasurer meeting with the attorney to review those detailed invoices would violate the trade secret portion of the Indiana Code.

Mr. Burns stated that the trade secret provisions in the Indiana Code are very strict. Because the Joint Board is a separate entity, this is subject to all of the rules that other public boards are, but it is the gatekeeper for things such as privilege. If a document goes to the Joint Board that is privileged and they pass it on to anyone who is not the Joint Board, they waive that privilege. As far as trade secrets, the City and Purdue has agreed to stand behind and indemnify the Joint Board if they ever get into any trouble.

President Oates questioned whether the reimbursements that the professionals are requesting are in fact trade secrets. Mr. Burns doesn't believe that the reimbursements would be trade secrets. Mr. Burns understands that the portion of the invoices that are considered trade secrets are the hourly rates and descriptions that are attributable to particular people for certain tasks because of the competitive advantage.

President Oates questioned if these invoices can be disclosed in detail after the proposals are due and open. Mr. Burns stated there will still be a period where they will be negotiating, but the state law is set up to allow lots of things to come to light once the deal is over. Whether or not that pertains directly to these issues is something he'll look into. President Oates questioned if there was any need to pay these bills before December 21 when the proposals are set to open.

Treasurer Rhodes stated the Joint Board did not agree to the procedures to approve disbursements, they only agreed to a procedure to ratify them after the disbursements were made. Now we are in a situation where they are turning around and saying "you're agreeing to make these public expenses" and that's what has changed. She points out that the Request for Proposals are due on December 21, 2015 and that the proposers have 5 days to provide a redacted version of the proposal which would remove all items that are not disclosable. The real question is when those will be disclosed. Mr. Burns stated that the state law controls that and it will be done pursuant to state law.

Mr. Burns stated that he will work to get anything out in the open that won't bring harm to the project or violate the law.

Ms. Rhodes commented on behalf of taxpayers that to not disclose the rates we are paying consultants is an unacceptable outcome.

President Oates questioned who determines what is a trade secret. Mr. Burns stated it starts with a declaration by the holder of the information. From there, it would have to be determined if it's a valid and justifiable trade secret.

President Oates stated that over the last 8 years or so this board has been much attuned to the fact that we want to be as transparent as possible and get as much information to the public as possible. At the same time, we don't want to get this board into a situation where we are in a lot of litigation over something that's not moving us forward at all. This is potentially one of those things. Suggestions were made for Mr. Burns, as the city attorney, to take whatever steps as necessary to get as much of this information released as quickly as possible. After the proposals are submitted, we should get as much out at that point as possible so that the taxpayers know what's going on.

Financial advisor Jim Treat stated that a clarification needed regarding reimbursements. When someone is speaking in terms of reimbursements they are talking of reimbursements of indirect costs which is not travel expense and that type of thing. It's all the things that PRF or the University spent up front on pre-development that they are only going to get reimbursed at the back-end if there is excess revenue in the Purdue TIF.

Mr. Gray stated that on the summary bills they are receiving there is a line regarding reimbursements and those are the reimbursements that they need to see detail on, as opposed to the reimbursements on the back end.

Payment of Claims

KCB TIF Claims

\$15,442.86

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$15,442.86 passed 5-0.

Levee/Village TIF Claims

\$459,967.95

Commissioner Gray moved to pay the Levee/Village TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$459,967.95 passed 5-0.

Resolution RC 2015-19

Commissioner Curtis moved to approve Resolution RC 2015-16, a Resolution Ratifying the Transfer of Funds. Commissioner Schauer seconded. This is a transfer of \$58,000 from Road Construction to Engineering Services for the ATMS Contract.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Resolution RC 2015-22

Commissioner Miller-Wilson moved the approve Resolution RC 2015-17 a Resolution Approving a Project Development Agreement in Cooperation with Purdue University Concerning the State Street Project. Commissioner Schauer seconded.

City Attorney Eric Burns spoke regarding this project. The overall purpose of the Project Development Agreement is to create and document the relationship between the City and Purdue University related to the State St. project. This has already been approved by the City Council. This has financial details between the parties. For the contractors, it outlines how they're going to get paid. This red-lined draft is the same draft that was approved by the City Council. There may be some additional minor changes made, but nothing substantial will change.

President Oates questioned what the exposure was to the Redevelopment Commission under this agreement in dollars and cents. Mr. Burns stated that Levee/Village has committed \$60 million. The Purdue TIF is committed to a similar dollar amount. Purdue and Purdue Research Foundation will be paid back out of the Purdue TIF so long as it is developed with taxable entities that allow the TIF to become prosperous.

Treasurer Rhodes commented on this Resolution. She provided handouts that were copied from the handouts provided to the Council. The same Resolution was approved at the last Council meeting as Resolution 24-15. One handout is an updated view of the project now, which she doesn't think has been distributed to this board. The other is a link to the public website where a number of the documents that are referred to in the Project Development Agreement are placed and available for the public. She also provided a copy of the White Paper from Barnes & Thornburg which is an excellent summary and contains financial schedules. Treasurer Rhodes urges the board to go to the City website and look at the Common Council agenda where more of the documents are available. That would be a good base for the Board members to understand how this project is structured and some of the details that are going to be coming up as this project moves forward.

President Oates pointed out the map that was handed out. It shows that this is more than the State Street Project. There are a lot of roads that will be impacted along the line with this project. He also pointed out the last page of the White Paper which is the actual structure of what

this project looks like. He asked Mr. Burns to take a few minutes and discuss this structure is and what these entities are. Mr. Burns spoke in detail the State Street Project Structure.

Mr. Brooks stated that the EDC approved the bonds at their public hearing on December 7, 2015. The Council approved the first reading of the bonds in December and will come back in January to approve the final bonds. Mr. Burns explained that these bond payments are slightly different than what the city is used to.

Anneliese Williams from Barnes & Thornburg also spoke regarding this Resolution. While Levee/Village is very flush, there is still no guarantee it will be there year after year. It became clear that the developers were looking for additional security and the way to do that is to provide a special benefits tax backup to the Levee/Village TIF. In order to avoid the 2% debt limit the lease structure needs to be put in place.

Treasurer Rhodes asked that the difference between the short-term credit facility and the long-term credit facility. Mr. Brooks stated that the short-term credit facility is for \$12.4 million. \$9.4 million of that is a debt of the Joint Board to be used by them to pay pre-development expenses that will be rolled into the financing of the bonds. The other \$3 million is a debt to the Redevelopment Commission is specifically to buy land in the event that we have to buy more land or that the cost of the land is more than the \$3 million dollars that have been budgeted under the bond. That will be paid through the normal Levee/Village TIF funds by December 31, 2017. The long-term facility is the \$62.7 million which is borrowed from PRF and once the Purdue TIF starts generating enough money it will pay back that credit facility.

Ms. Williams also stated that the deposit agreement should also be on the diagram. There is a deposit trustee which is the same as the bond trustee. This allows the developer to be a party to this agreement such that the developer has a direct line of access to the trustee. The deposit agreement takes all of these payments and all of these functions into one document and makes sure that the developer gets paid on-time as scheduled.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Resolution RC 2015-20

Commissioner Curtis moved to approve Resolution RC 2015-20 A Resolution Authorizing the Execution of a Sublease between the City of West Lafayette Redevelopment Commission and the West Lafayette Community Development Corporation and Related Matters. Commissioner Miller-Wilson seconded.

Tom Brooks stated that this Resolution has a number of different things involved with it. Next week, the Community Development Corporation (CDC) will enter into a lease with the Joint Board to essentially lease State Street. In order for the Joint Board to get money, we are going to

enter into the sublease with the CDC so that the TIF funds will go to the CDC and pay the \$73 million bond issue.

President Oates questioned the difference between the \$60 million and the \$73 million. There has been talk before that we are dealing with a \$62.7 million bond issue and now we are talking about a \$73 million. Jim Treat explained that the \$60 million amount (\$60 million for the RDC and \$62.7 million for the Purdue TIF Development). These are the total payment commitments (i.e., debt service) vs. the bond amount. The \$73 million which is what is included in the documents represents the amortization of the total obligation. So it's a total payment of around \$120 million and that's what the \$73 million repayment schedule represents. Mr. Brooks stated that the extra \$5 million that's in there for the \$78 million is a back up that we are anticipating that we are not going to need. However, this would be a second series of bonds in the event it may be necessary to utilize that \$5 million and it will require approvals from the Redevelopment Commission and the City Council.

Mr. Brooks stated that this and the next Resolution deal with the tax back up with TIF 1 and the credit facility for TIF 2. There is also the approval for the TIF credit facilities (\$62.7 and \$3 million) and the deposit agreement.

Anneliese Williams stated that the initial lease rental payment will be much larger than the rest of them because an inaugural payment has to be made to the developer in the first payment. We are going to have to accelerate the regular availability payments by 6 months so that the full 6 months are available in advance due to the developer making monthly draw requests from that amount. That changes the maximum lease rental from \$17.1 million to \$19.6 million just for that first payment. After that, it continues on as it was before. If an acceleration is needed, the last payment would come sooner – there is no additional money, this is just the payment structure.

Treasurer Rhodes questioned when the city will begin incurring the cost regarding the 20 basis point fee will on the credit facility. Mr. Brooks stated the costs will begin to incur at the execution of these documents which is currently scheduled for May. The short term credit facility that covers the pre-development costs will likely begin in December. Mr. Brooks stated that no document will be signed regarding repayments until it's known that the credit facility will be needed, which may not be necessary.

The floor was opened for public comment regarding the approval of the sub-lease between the West Lafayette Redevelopment Commission and the Community Development Corporation and the fact that our rental payments under that sub-lease are going to be used to pay the Bond payments. No public comment was given.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Resolution RC 2015-21

Commissioner Curtis moved to approve Resolution RC 2015-21 A Resolution of the City of West Lafayette Redevelopment Commission Pledging Certain Tax Increment Revenues and Levy of *Ad Valorem* Property Taxes to the Payment of a Sub-Lease that is then used for Payment of Economic Development Revenue Bonds of the City of West Lafayette. Commissioner Gray seconded.

Commissioner Gray moved to amend the Resolution to include the correct number at the top. It will read “RC 2015-21,” Commissioner Curtis seconded. All approved.

Anneliese Williams spoke regarding this Resolution. This resolution approves the levy of the special benefits tax to support the Levee TIF if there is ever a shortfall to pay the bond issue. This also pledges the TIF that comes in from the Levee TIF and Purdue TIF and the special tax levy to the sub-lease rental payments which work their way to the bond payments and ultimately secure the availability payments to the developer.

President Oates confirmed that there is no levy that goes into effect until such time as the Levee Village TIF district cannot make its payments. Mr. Treat confirmed that this is correct. President Oates asked Mr. Treat to speak about the procedure if the tax levy is needed. The Commission would make a finding in connection with the annual revenue update and budgeting process that they do not expect to have adequate TIF revenue in Levee/Village to meet those obligations in the ensuing year. The City would become involved and levy the projected shortfall amount. The levy would be included in the subsequent year’s budget and would be taxed on the entire city of West Lafayette. In the current situation, Mr. Treat does not foresee ever needing this levy.

President Oates confirmed that with this Resolution, the Commission is pledging the first dollars in would be used to pay the currently held bonds. The next dollars would go to the State Street Project before any other project.

Commissioner Miller-Wilson asked what kind of tax this levy would be. Mr. Treat explained it would be an additional property rate tax.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

GSC Contract Ratification

Commissioner Gray moved to ratify the Guaranteed Energy Savings Performance Contract previously approved by the Board of Works. Commissioner Schauer seconded. Mr. Buck spoke regarding this contract. This is a contract with Bowen Engineering representing a combination of both the CSO project and the BOT procurement. Resolution 2015-17 is the Redevelopment

Commission's share of the \$5.5 million bond issue to pay for this project. The Board of Works will be the primary party on this contract.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Commissioner Curtis moved to authorize the Board of Works to review and pay the builder on behalf of the Redevelopment Commission with regards to the road portion of this project. Commissioner Miller-Wilson seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

The Mayor commented regarding the work that has been done by the collective bodies regarding the State Street Project. Clerk/Treasurer Rhodes is asking the questions that need to be asked. The entire State of Indiana is watching what we're doing here because this is the first time this has been done.

Yeager Road Phase 3 – Agreement for Engineering Services

This matter was tabled until the January 20 meeting.

Northwestern Ave. Phase 4 – Change Order No. 3

Public Works Director David Buck spoke regarding this topic. This should be the final change order for Northwestern Ave. Phase 4 with Milestone Contractors. This is in the amount of \$10,955.03 and will come out of Levee/Village TIF, line 15. Commissioner Miller-Wilson moved to approve Northwestern Avenue Phase 4, Change Order No. 3 in the amount of \$10,955.05. Commissioner Schauer seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Northwestern Avenue – Decorative Rail Installation at Northwestern and Fowler

Public Works Director David Buck spoke regarding this topic. This is an agreement with Pemberton-Davis Electric, Inc. who is a sub-contractor to Milestone. This contract is not to exceed \$5,860.80 and would come out of Levee/Village TIF, line 15. Commissioner Curtis moved to approve an Agreement between Pemberton-Davis Electric, Inc. and the City of West Lafayette Redevelopment Commission in an amount not to exceed \$5,860.80 for the installation of

decorative rail on Northwestern Ave. between Grant and Fowler. Seconded by Commissioner Miller-Wilson.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Cumberland Ave., Phase 3

Public Works Director David Buck spoke regarding this topic. There is a draft change order that is nearly complete with the exception of 2 items. Mr. Buck requested that the Commission approve the total amount not to exceed \$131,827.21 so that Milestone's purchase order can be increased by that amount and avoid amending the spending plan. These numbers would be finalized and brought back with final approval at the January meeting. Commissioner Gray moved to approve Cumberland Avenue Phase 3 Change Order No. 9 between the West Lafayette Redevelopment Commission and Milestone Contractors, LLC in an amount not to exceed \$131,827.21. Commissioner Curtis seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

2016 Sagamore West Lighting Agreement

Public Works Director David Buck spoke regarding this topic. In the Sagamore TIF spending plan there was a lighting plan identified for the legacy bonds that were issued. Mr. Buck would like to start work on that. This agreement is to put the lighting plans together and eventually bid them out. This would come out of Sagamore TIF, Line CAP-3. Commissioner Schauer moved to approve the 2016 Sagamore West Lighting Agreement between Butler, Fairman & Seufert, Inc. and the City of West Lafayette Redevelopment Commission

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Happy Hollow Creek Relocation Contract – Task Order No. 7

Public Works Director David Buck spoke regarding this topic. Because of the larger culvert, it has become apparent that the creek entrance into the culvert needs to be realigned so it's not as turbulent of a condition for the water. The funding source is still to be determined, but may need Redevelopment Commission money in 2017 or 2018. This is intended to be taken out of Levee/Village, line 10. Mr. Buck discussed the finances regarding this project. Commission

Curtis moved to approve Task Order No. 7, an agreement between the West Lafayette Redevelopment Commission and Parson Brinckerhoff in the amount of \$133,703 for an engineering services contract with regard to realignment of the Happy Hollow Creek as part of the Happy Hollow Road Project and transfer \$133,703 from Road Construction account into the Professional Engineering services account and the balance of the \$249,000 that's left in the Happy Hollow Road account be moved to line 10c which is the INDOT Happy Hollow Road Construction account. Commissioner Miller-Wilson seconds.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Approval of Acquisition Settlements

President Oates spoke regarding this topic. This is something that was discussed last month and the City Council had discussed something similar. There was a list given out last month of condemnations that were going to be done in order to gain access to properties for the State Street Project. That list of condemnations was approved by this Commission and the City Council. Mr. Brooks has asked that authority be granted up to \$25,000 per parcel in administrative settlements to Mr. Buck to make on behalf of the Redevelopment Commission so this can stay on schedule. A committee of the President of the Commission, Mr. Brooks and Mr. Buck be authorized to make approval of any administrative settlements in the amount of \$25,000.01 to \$100,000 on any properties that are involved. Anything above \$100,000 would come back to the board for their approval. As the administrative settlements are made, they'll come back to the Commission for ratification after the fact. Treasurer Rhodes confirmed that the requests for disbursements will still come before the Redevelopment Commission. She asked that Mr. Brooks memorialize this motion so that it can be appended to agreements rather than remain an excerpt in the minutes. Commissioner Curtis moved to grant authority on behalf of the Redevelopment Commission with regard to the real estate property condemnation list of the Guaranteed Savings Contract which was approved by the RDC and City Council as follows: 1) for administrative settlements up to \$25,000 that Mr. Buck be able to make those administrative settlements and that for any settlements from \$25,000.01 to \$100,000 that a committee of the President of the Redevelopment Commission, the Redevelopment Commission's attorney and Mr. Buck be granted to make those settlements; 2) anything over \$100,000 must be approved by the Commission; 3) disbursements will come back to the Redevelopment Commission for approval; and 4) the Redevelopment Commission attorney will memorialize this motion so that it may be attached to any administrative settlement agreements so that the authorities are listed. Commission Schauer seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Tapawingo Park – Sidewalk Trip Hazard Removal

Facilities Director Tim Clark spoke regarding this topic. There are some trip hazard areas in Tapawingo Park that need to be repaired. There is a quote from Precision Concrete Cutting for \$9,380.00 to do the work and bring the park up to ADA standards. This would come out of line 28 under the Levee/Village TIF. Commissioner Miller-Wilson moved to approve the contract between the City of West Lafayette Redevelopment Commission and Precision Concrete Cutting in the amount not to exceed \$9,380.00 for ADA compliance work in the Tapawingo Park area of the City. Commissioner Curtis seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

RFQ – Happy Hollow Ravine Footpath Trail

Parks Superintendent Janet Fawley spoke regarding this topic. This quote will finish the work that has to be done to finish this trail. This will come out of the 2016 budget in the Levee/Village TIF district, but this is only getting the quotes from the contractors. President Oates stated there might be a cash flow issue with this project. Commissioner Miller-Wilson moved to approve the Request for Quotes for the Happy Hollow Park Ravine Footpath Repair Phase IV. Seconded by Commissioner Curtis.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

2016 RDC Meeting Schedule

President Oates read the 2016 schedule for the record.

Other

President Oates thanked Commissioners Schauer and Gray for their work on the Commission for the 2015 year. He announced that Mayoral appointee David Sturgeon and Council appointee Chris Campbell will begin working on the Commission for the 2016 year. They will be sworn in on January 6, 2016.

Treasurer Rhodes commented that the Commission had \$1 million earmarked on the 2015 Levee/Village plan for the State Street Project. That cannot be encumbered because it will likely be used for land acquisitions and we don't know who the payees would be. Given the need to access all of the funding, \$2.5 million was put into the land acquisition account for purposes of the additional appropriation, but the Commission will want to consider when it needs

to appropriate the other \$1 million if needed for land acquisition because there won't be enough if it is over \$2.5 million.

President Oates thanked Treasurer Rhodes for her service on the Commissions for the last several years during her time in the City.

Public Comment

Public Comment was requested. The next meeting of the Commission was confirmed.

**Wednesday, January 6, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room**

Adjourn

There being no further new business. Commissioner Curtis moved to adjourn. Commissioner Schauer seconded. The meeting was adjourned at 10:37 a.m.

Stephen B. Curtis
Secretary

Approved:

Larry Oates
President